

Courtesy Of Michel A Lafleur Of Exp Realty

## \$399,000 - 11818 86 Street, Edmonton

MLS® #E4430725

**\$399,000**

3 Bedroom, 2.00 Bathroom, 769 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

You're sure to be impressed with this completely renovated, move-in ready home. From outside you'll notice fresh vinyl siding, new vinyl windows, new doors, new fencing, a new garage and new large decks in the front & back yards. Inside has luxury vinyl plank flooring throughout, except for one run of plush carpet on the stairs. Preserving the charm of its era, the living room showcases a coved ceiling, rounded entrances, and sandblasted + powder coated heat register covers. From the living room you can watch your kids play at the playground as Eastwood Park is directly across the street! Both bathrooms have been completely redone with eye-catching black tile shower & tub surrounds. The entire kitchen is brand new, including matching stainless LG appliances. There are new lights, doors, hardware etc. throughout the home. The fully finished basement has a dedicated laundry room, a sizable rec room, 2 bedrooms, another full bathroom and well planned storage. You can move into this like-new home right away!

Built in 1946

### Essential Information

MLS® #	E4430725
Price	\$399,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11818 86 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3K1

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Rear Drive Access, Single Garage Detached, Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 14th, 2025

Days on Market 13

Zoning Zone 05

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